149.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,900 / 685,900
					USE VALUE:	685,900 / 685,900
					ASSESSED:	685,900 / 685,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARVEY JAMES P-LOUISE MARY
Owner 2:	TRUSTEES/HARVEY TRUST
Owner 3:	
Street 1:	76 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	266,100	600	419,200	685,900
Total Card	0.137	266,100	600	419,200	685,900
Total Parcel	0.137	266,100	600	419,200	685,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.44 | /Parcel: 437.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98156
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,200	600	5,962.	419,200	686,000	686,000	Year End Roll	12/18/2019
2019	101	FV	211,100	700	5,962.	419,200	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	218,100	0	5,962.	371,300	589,400	589,400	Year End Roll	12/20/2017
2017	101	FV	218,100	0	5,962.	311,400	529,500	529,500	Year End Roll	1/3/2017
2016	101	FV	218,100	0	5,962.	311,400	529,500	529,500	Year End	1/4/2016
2015	101	FV	205,900	0	5,962.	269,500	475,400	475,400	Year End Roll	12/11/2014
2014	101	FV	205,900	0	5,962.	260,500	466,400	466,400	Year End Roll	12/16/2013
2013	101	FV	205,900	0	5,962.	247,900	453,800	453,800		12/13/2012

!11649!

PRINT

Date	Time
12/11/20	01:47:34

LAST REV

Date	Time
05/03/18	15:23:09

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11649

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVEY JAMES P/	1165-150		12/19/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	98156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/1992	534	Manual	5,000					SIDING
9/18/1992	454	Manual	4,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Meas/Inspect	263	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31964278
Const Adj.:	0.97563571
Adj $ / SQ:	160.936
Other Features:	73750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385684
Depreciation:	119562
Depreciated Total:	266122

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

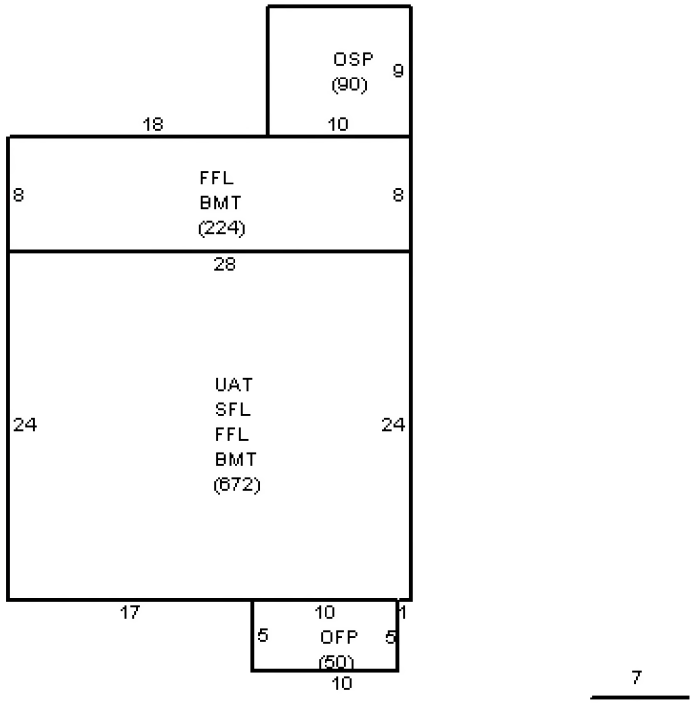
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.94
Special Features:	0	Val/Su Net:	96.00
Final Total:	266100	Val/Su SzAd	169.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	48.280	43,260
FFL	First Floor	896	160.940	144,199
SFL	Second Floor	672	160.940	108,149
UAT	Upper Attic	168	64.370	10,815
OSP	Screen Porch	90	37.380	3,364
OFP	Open Porch	50	42.930	2,146
	Net Sketched Area:	2,772	Total:	311,933
Size Ad	1568	Gross Are	3276	FinArea 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X13	A	AV	2000	4.47	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600